

Approx Gross Internal Area: 1,634 Sq. Ft, 151.84 Sq. m.

These four semi detached homes may look similar from the front but internally each one has a unique style and feel. Whilst the differences may be subtle, everyone will have their favourite, which one will be just perfect for you? These homes are filled with natural light with "Smart Visofold 1,000" bifold doors to the rear and Infinity Flush Casement windows throughout.

The Meadow, as the name suggests, is surrounded by open fields and countryside, just off a quiet lane that links directly to the Abingdon Road. Such a tranquil location, yet so close to Witney in the north (6 miles), Oxford to the east (14 miles) and the A420 to the south (4 miles). The perfect blend of tranquility and easy access to a wide range of local amenities brought to you by Aarrhus Developments, a niche builder of the finest repute.

Each home brings together traditional construction, outstanding modern-day comforts and energy saving design. The Meadow delivers way more than the customary nod in the direction of eco-friendly living, resulting in a seldom seen "A-Rated" Energy Performance Certificate. At the centre of this incredibly efficient home is a Mitsubishi Ecodan air source heat pump that gently heats the ground and first floor with under floor heating.

This system also provides the domestic hot water which is backed up by an electric immersion heater and a PV solar boost. The roof mounted solar panels with inverter and export metre ensures your home will run smoothly, efficiently and cost effectively throughout the year.

The professionally designed Benchmarx kitchens have quartz work surfaces and a range of soft close cupboards and drawers at base and eye level with built in Siemens "A-Rated" appliances as standard. A Fohen 4:1 tap delivers your standard hot and cold water, filtered drinking water and instant boiling water. Main living areas are gently lit by LED recessed downlighters. The house also benefits from high speed fibre broadband.

The engineered oak fire doors complement the feature oak balustrades and hand rails to the staircase, creating a welcoming central reception area. The generous porcelain tiling in the bathrooms with the Grohe taps and shower fittings create a boutique hotel feel of simple yet top quality luxury living. Amtico flooring on the ground floor, excluding the lounge. Deanes Fitted wardrobes in the principal bedroom and bedroom 3.

Each roof space has been constructed using Attic Trusses making conversion of the loft space more cost effective to future proof your stay. Externally each has a generous private patio area that runs directly onto the lawns that will be lovingly maintained until you are ready to move into your new home.

ALL ENQUIRIES

Breckon & Breckon

WITNEY SALES

t: 01993 776 775

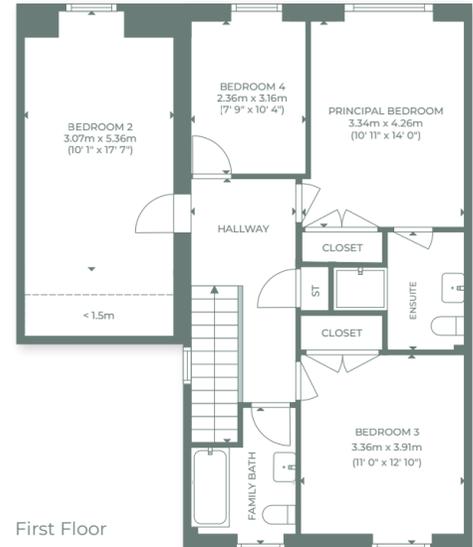
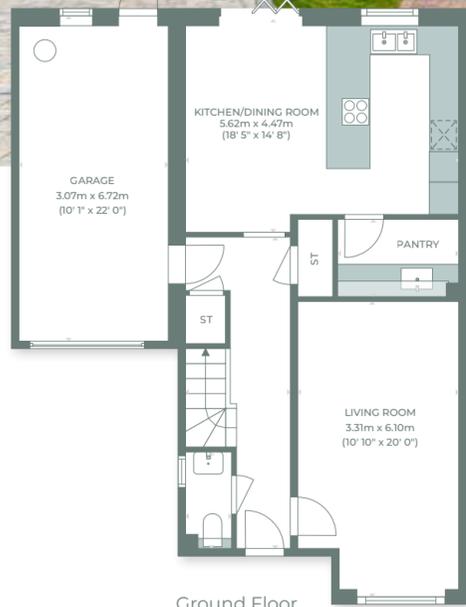
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VERBENA HOUSE

PLOT 4

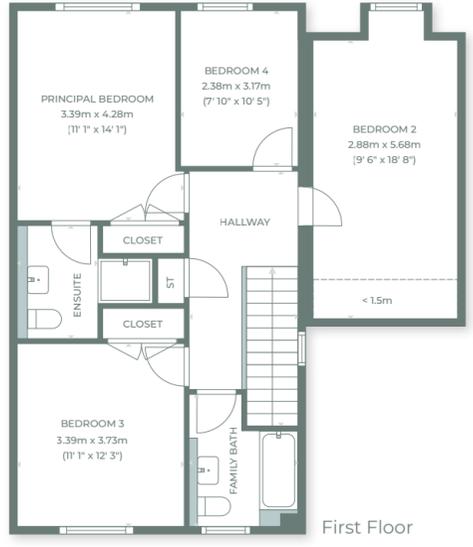
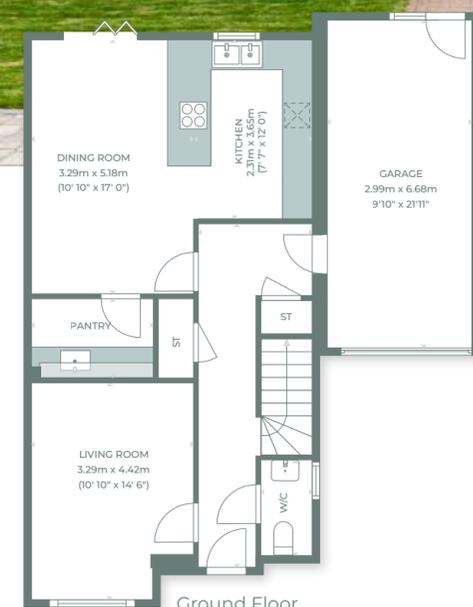


Approx Gross Internal Area: 1,610 Sq. Ft, 149.6 Sq. m.

The windows and doors all have a 10 year manufacturing guarantee to underpin our belief that these homes have been built using some of the finest materials available. The gardens are fully turfed and offer perfectly proportioned outside space seldom seen with new homes in this day and age.

PLOT 3

PRIMROSE HOUSE

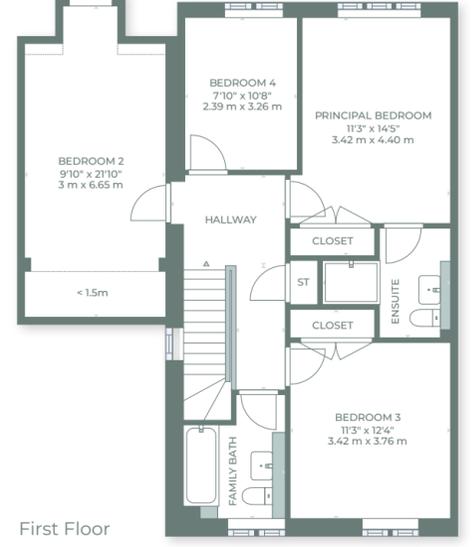
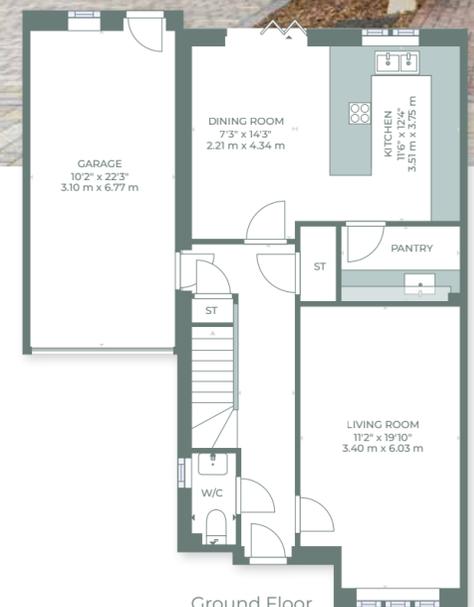


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If you've ever wondered why people like buying brand new homes a personal tour around The Meadow in Standlake will help explain. Spacious accommodation across two floors with potential to extend into the loft all wrapped in a traditionally built shell and finished with the finest materials.

PLOT 2

POPPY HOUSE



Approx Gross Internal Area: 1,608 Sq. Ft, 149.28 Sq. m.

A finished product that anyone would be honoured to call their home. Two rounds of snagging already undertaken by the developer with a third round booked shortly before your completion date will ensure these really are a "turnkey" opportunity that is not to be missed. All that remains now is for us to introduce you to your new home!